

FOR SALE - 4.1683 Acres

US 70 & Sudderth, Ruidoso, NM

Property Description:

Located at the only major intersection in Ruidoso, the subject property is strategically situated at the epicenter of the major activity generators in Ruidoso. The Inn of the Mountain Gods and Casino is located approximately 5.5 miles west on US 70, the Downs at Ruidoso and Wal-Mart Supercenter are located just to the east on US 70, and downtown and Ski Apache are located to the north on Sudderth. All traffic in and out of Ruidoso passes this site. The current owners have worked with NMDOT to create a new traffic management plan to solve the issue of access to Gavilan Canyon Road and to re-build the intersection of US 70 and Sudderth by using a roundabout. While the conceptual plan has been approved by the District Engineer, the project is awaiting funding.



A grading plan to accommodate a multi-story hotel or office project on the upper level of the site and a retail or restaurant use on the lower portion has been created that balances the cut and fill required to maximize the efficiency of the site. With C-2 zoning, the site allows for a multitude of uses. All utilities are to the site. A curb cut permit from NMDOT will require a traffic study of the intended uses if same is required prior to the construction of the roundabout.

Utilities: Water, Sewer, Gas and Roads

Plat Map: Enclosed Survey: Enclosed

Zoning: C-2

Environmental Report/Title Policy: Upon Request.

Price: \$15.00/SF - Tract 2A - 1.106 Acres
\$ 8.00/SF - Tract 3A - 3.056 Acres

Traffic Counts:

US Highway 70: ± 7,229 cars per day
Sudderth: ±15,613 cars per day

Demographics August 2009

	1 Mile	5 Miles	10 Miles
Population:	1,279	13,457	17,442
Households	579	5,649	7,140
Avg. HHI	\$53,521	\$57,480	\$59,461

For more information,
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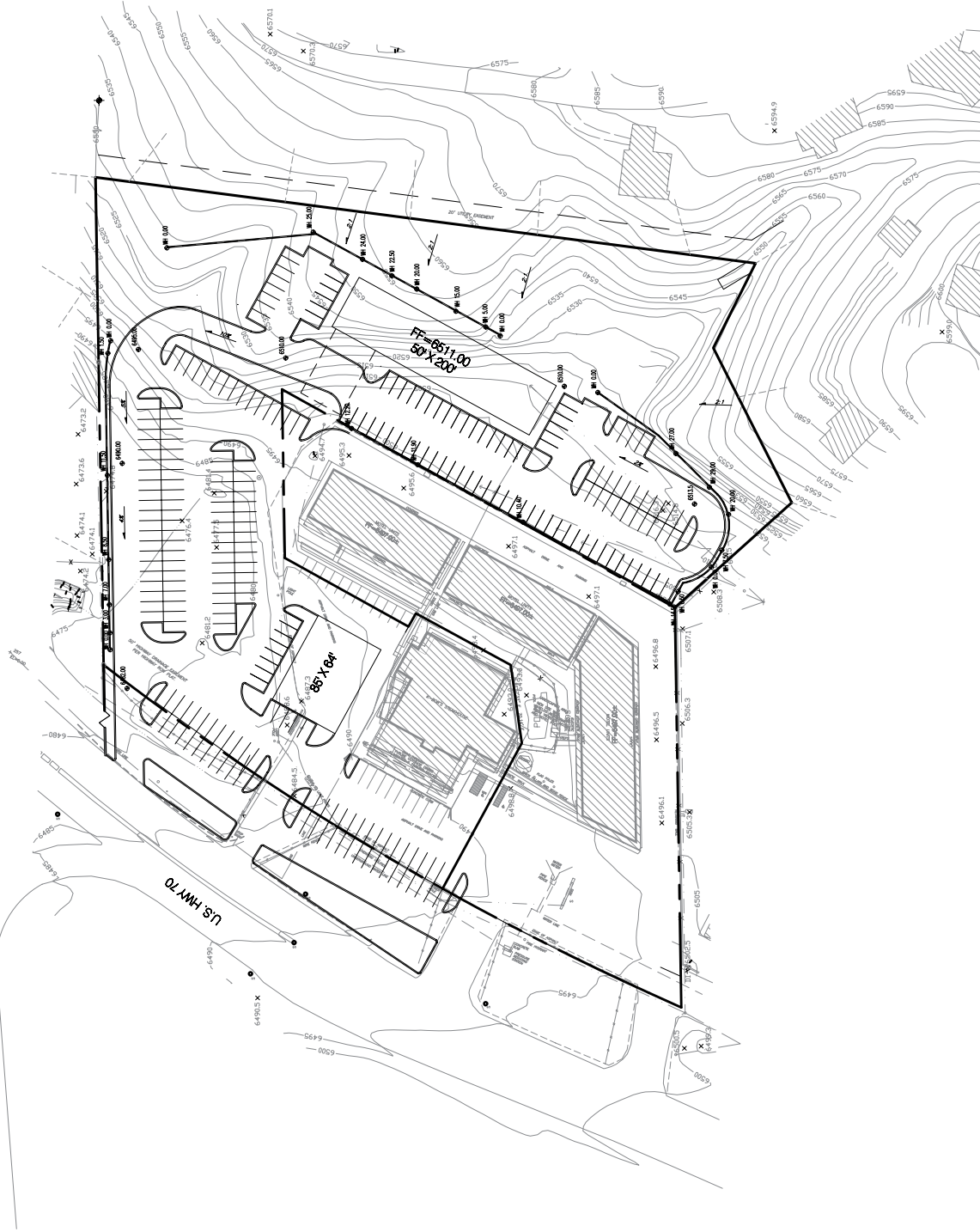
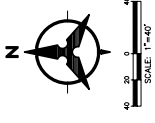
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Ruidoso, NM 88345

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Grading Plan

SUDDERTH DR.



DESIGN EXHIBIT
07/19/06

Bullhman & Hueston

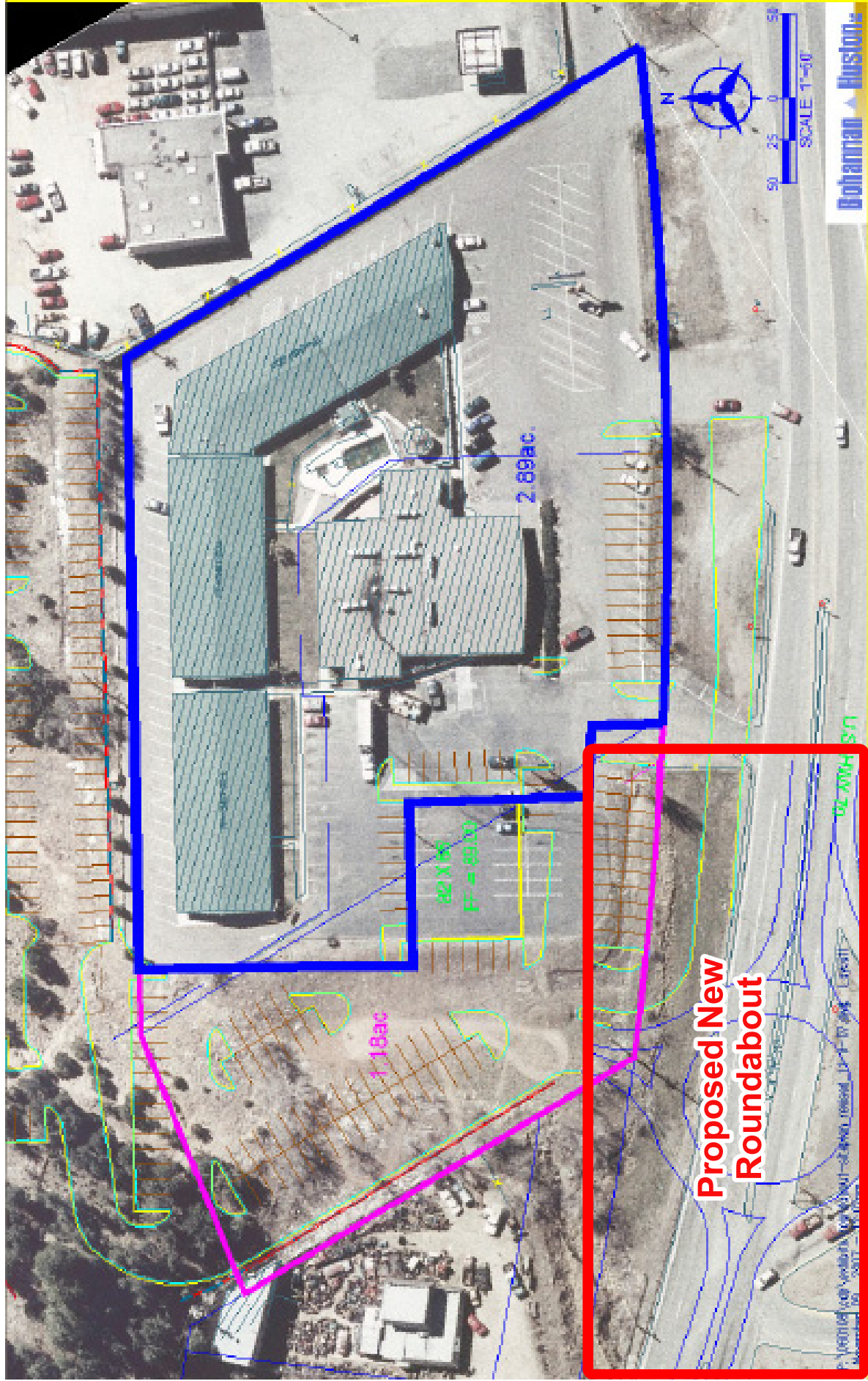
ENGINEERS - SPECIALISTS - SURVEYORS



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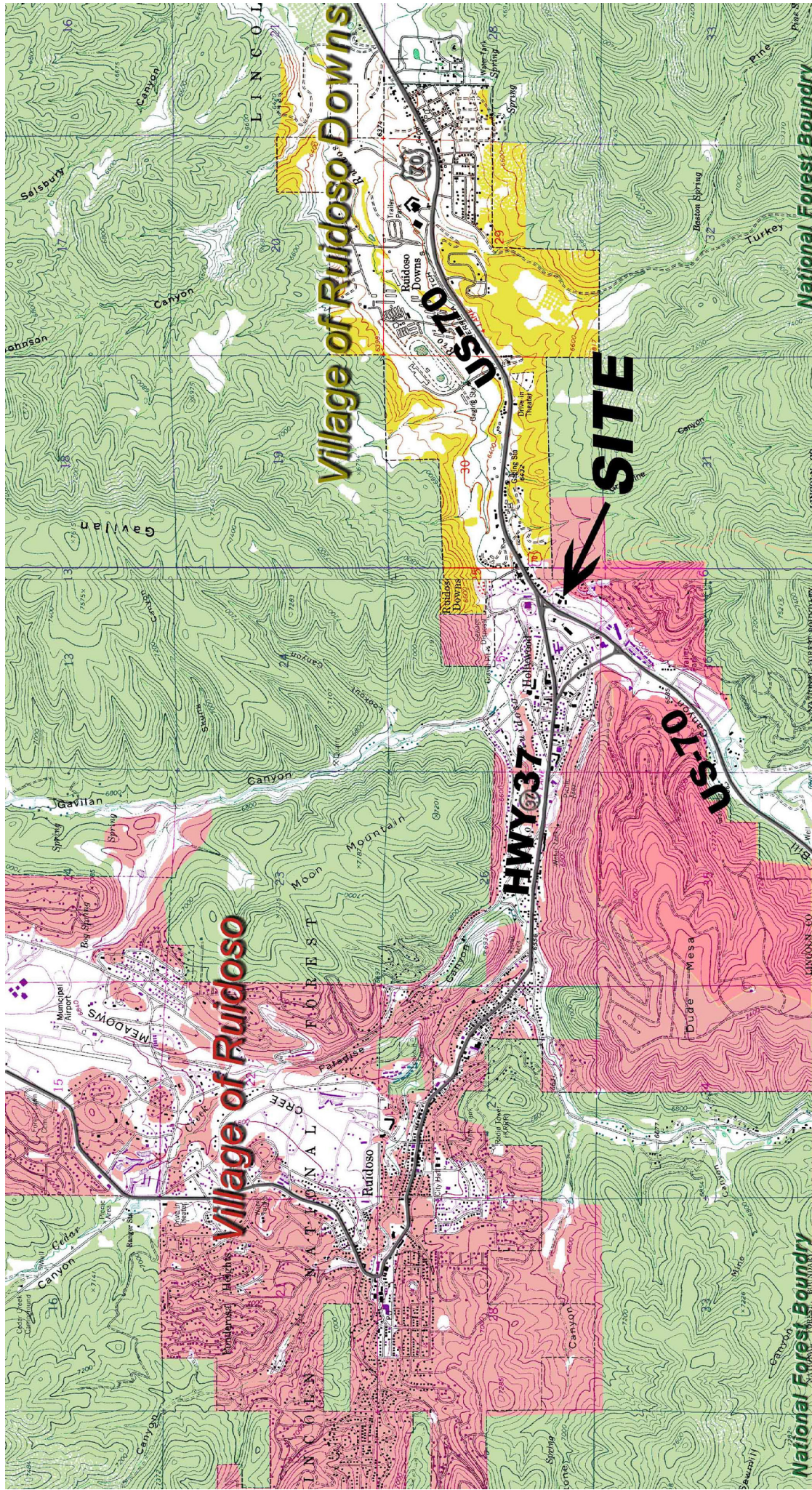
Traffic Management Plan



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Map Overview of Site



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